

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**AUGUST 23, 2021**  
**HR-2021-119779**  
**1510 ASHWOOD ROAD**  
**DELWOOD DUPLEX NATIONAL REGISTER HISTORIC DISTRICT**

**PROPOSAL**

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Replace original windows at side and rear of house.

**PROJECT SPECIFICATIONS**

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Replace 4 steel casement windows at side and rear of house with fiberglass windows of same size. Replacement windows will have grilles between glass rather than divided lights.

**ARCHITECTURE**

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Two-story stucco duplex with symmetrical hall-and-parlor plan, multi-light casement picture windows, and second-floor balcony.

**RESEARCH**

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1510 Ashwood Road was constructed as a duplex in 1948 by Delwood Apartments, Incorporated. Its residents were renters until at least 1959. They included a physician and employees from the University of Texas.

**DESIGN STANDARDS**

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The City of Austin’s [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior’s Standards for Rehabilitation and are used to evaluate projects in National Register districts. The following standards apply to the proposed project:

*Repair and alterations*

5. Windows, doors, and screens

The proposed window replacement occurs on secondary elevations and does not change the size of existing openings. However, the undivided fiberglass design does not have a similar profile or configuration as the original metal windows.

*Summary*

The project partially meets the applicable standard.

**PROPERTY EVALUATION**

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The property contributes to the Delwood Duplex National Register Historic District.

*Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
  - a. Architecture. The building is constructed with Modern stylistic influences.
  - b. Historical association. The property does not appear to have significant historical associations.
  - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
  - d. Community value. The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
  - e. Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

**STAFF RECOMMENDATION**

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Comment on and release the plans, encouraging the applicant to select windows with true divided lights.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: HR 21-119779  
 LOCATION: 1510 ASHWOOD ROAD



1" = 292'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**PROPERTY INFORMATION**

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*Photos*



*Google Street View, 2020*



*Realtor.com*

*Occupancy History*

City Directory Research, July 2021

- 1959 James E. and Juanita B. Wingfield, renters  
Student  
Office secretary at University of Texas
- ½ - Joseph L. and Janet Steele, renters  
Teaching assistant at University of Texas
- 1957 Vacant

1955 Vacant  
 1952 Benjamin F. and Yvonne Simms, renters  
 Physician, 1111 Nueces  
 1949 Address not listed

Permits

**SANITARY SEWER SERVICE PERMIT** No. 24805  
 Austin, Texas *NE/TI*

Received of W. W. Davis Date 7-27-48  
 Address 1510 Ashwood Rd.  
 Amount \_\_\_\_\_ \$  
 Builder or Owner Delwood Apts., Inc. Plumber \_\_\_\_\_  
 Lot 27 Block B Subdivision Delwood #3 Plat No. 237

Date of Connection	8-24-48	No. Fittings Price 3' Pipe 4" .39 Pipe .60 Wyes Bends Reducers Plugs Sand Gravel Remix Stoppers Castings Other Tap .25 1 hr truck .25 Labor: 6 hrs 4.02 1 hr Foreman 1.00 6.51
By City	NLL	
By Plumber		
Checked By	Cardona	
Size Main	5" Depth 4'	
Main Assign.	1 1/2' E/WPL in Maplewood at NLL	
Stub Depth	Prop. Line 3'	
Stub Location		
Book No.	B-1916	
Paving Cut	No.	

*Sewer service permit, 1948*

**Bascom Giles** 1510 Ashwood Road  
 237 27 B  
**Delwood #3**  
 Masonry two-story duplex & car port  
 37354  
 4-15-48 \$10,000.00  
 Owner

10  
 9-14-70-A.H. Beaver-118927-remodel exist residence

*Building permit, 1948/1970*

OWNER Charles A. Brides ADDRESS 1510 Ashwood Rd  
 PLAT 237 LOT 27 BLK. B  
 SUBDIVISION Delwood # 3  
 OCCUPANCY \_\_\_\_\_  
 BLDG. PERMIT # 183697 DATE 7-12-79 OWNERS ESTIMATE 2,000.00  
 CONTRACTOR Will E. Prett NO. OF FIXTURES \_\_\_\_\_  
 WATER TAP REC# \_\_\_\_\_ SEWER TAP REC# \_\_\_\_\_  
Re-model and repair exist duplex.

*Building permit, 1979*